

**TOWN OF HARTLAND
MINUTES FOR SPECIAL TOWN MEETING
MARCH 1, 2017**

To: Russell Dickey, a resident of the Town of Hartland, Maine, County of Somerset

Greetings:

In the name of the State of Maine, you are hereby required to notify and warn the Inhabitants of the Town of Hartland in said county of Somerset, qualified to vote in town affairs, to meet and assemble at the **Irving Tanning Community Center** at 62 Elm Street in said town, Hartland, Maine on **Wednesday, March 1, 2017 A.D. at 5 pm** in the evening then and there to act on the following articles:

Meeting called to order at 5:00 pm by Triss Smith, Town Clerk. 53 Residents were in attendance for the meeting. 1 Non-Resident.

Article 1. To choose a moderator to preside at said meeting.

Motion made and Second to Elect Mark Brooks as Moderator. 3 votes were cast. Mark was sworn in as Moderator and took over the meeting.

Article 2. To see if the Town of Hartland will vote to authorize the municipal officers to accept a gift of \$143,198.70 from Myrtle Lovely Marble and to appropriate that money for the purpose of purchasing the property located at 21 Elm Street, Map 18, Lot 39 (Bangor Savings Bank building) contingent on the following conditions:

1. The inhabitants of the Town of Hartland agree to accept the gift for the purchase of the Bangor Savings Bank building as a new Town Office at a Special Town Meeting;
2. All conditions of the Agreement of the Purchase and Sale agreement dated 2/10/17 between Carroll Hardy and the Town of Hartland are met;
3. Town deposits the money in a reserve account for distribution;
4. Myrtle Lovely Marble will have input on who the building is dedicated to and the Town will provide a plaque;
5. Gift will be paid to the Town of Hartland prior to the closing date of the Sale.

Purchase and sale of said property is between current owner Carroll Hardy (seller) whose address is P.O. Box 418, Brewer, Maine 04412 and the Town of Hartland (buyer) whose address is P O Box 280, 21 Academy St, Hartland, Maine 04943. Purchase agreement as follows:

1. Purchase price of \$143,198.70 to be paid as follows:
 - a. \$1.00 for consideration to bind purchase and sale agreement
 - b. \$50,000 deposit at closing
 - c. \$12,000 for 1 year lease @ \$1,000/month
 - d. \$81,197.77 based on \$70,000 @ 6% for 60 months (payments for 60 months)
(payment for 60 @ \$1,353.30/month)

Total compensation for the property must be \$143,198.70

2. The Buyer agrees to pay 50% of all usual and customary closing costs for this transaction. The Seller agrees to pay 50% of all usual and customary closing costs for this transaction.
3. Closing shall be within 45 days after the Special Town Meeting approval process.
4. Property is being sold in "As Is" condition with no representations or warranties of any nature being given by seller by warranty deed.
5. Buyer will be responsible for any and all costs associated with building and the grounds once closing is complete.

Motion made and second to move Article 2, discussion on the payment schedule, loss of amount of real estate tax paid on the property, and possible use of the Library as a Town Office. Motion to move the question, seconded and Vote carried to pass the article as written.

Article 3. To see if the town will vote to authorize the municipal officers to dispose of the Town Hall building located at 21 Academy Street, Hartland, Maine. Map 20 Lot 135, under such terms and conditions as they deem advisable.

Motion made and second to move Article 3, discussion of prior history of sale of the building, what is the valuation, and are there hazardous materials in the building construction. Vote carried to pass the article as written.

Article 4. To see if the Town will vote to appropriate the sum of \$408,662.52 from the Undesignated General Fund to be used to prepay the outstanding principal and interest on the MMBB 2009 SD Bond note with Maine Municipal Bond Bank. To be paid on or before April 23, 2017. (Original Principal Amount of Bond \$1,216,415.00)

Motion made and second to move Article 4, discussion of the amount of savings to pay early. Vote carried to pass the article as written.

Motion made and second to adjourn the meeting at 5:36 pm.

A true copy

Attest:

Triss A. Smith
Triss A. Smith, Town Clerk

Date: March 3, 2017